

## \$525,000 - 166 Sturtz Bend, Leduc

MLS® #E4450050

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,829 sqft

Single Family on 0.00 Acres

Southfork, Leduc, AB

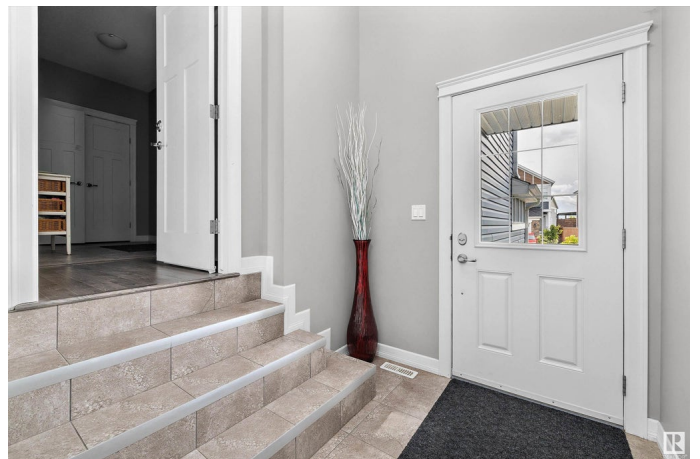
Welcome to this incredible investment opportunity located in the heart of the Southfork community. This fully Legal Suited property is ready for a new investor to take over with Tenants in Lease Agreements till May 31, 2026 and August 31, 2026 with a great Management Company. The upper tenants have access to the Double Car Garage and when you make your way into the front entrance there is separate entrance to the upper and lower parts of the home. The upper has a large foyer that connects the main door to the garage door with a 2-piece bathroom. Make your way to the open Living room, Dining room, and kitchen with all the appliances. Make your upstairs to the Family room, primary bedroom with 5-piece bathroom and large walk in closet, 2 more bedrooms, 4-piece bathroom and Laundry. Make your way down to the fully legal basement suite with it's own furnace and heating control. Down here you will find a 1 bedroom with a 4-piece bathroom, Kitchen with all appliances, Living room, Laundry and Utility room.

Built in 2015

### Essential Information

MLS® # E4450050

Price \$525,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,829
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	166 Sturtz Bend
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1E3

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 28th, 2025
Days on Market	48
Zoning	Zone 81

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Listing information last updated on September 14th, 2025 at 1:02pm MDT